

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:14 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, MACK, WEEKLY, WOLFSON, and TARKANIAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(12:14)

3-391

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF JANUARY 5, 2005
AND JANUARY 19, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(12:14)

3-401

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

RESOLUTIONS:

RA-3-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND CELEBRITY LAS VEGAS, LLC, LOCATED AT 201 NORTH THIRD STREET, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #66 (R-35-2005) AND RDA ITEM #3]

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting Celebrity Las Vegas, LLC, with the cost of visual improvements for the nightclub/showroom at 201 North Third Street. Approval will adopt findings that the Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Resolution No. RA-3-2005
2. Commercial VIP Agreement
3. Site Map
4. Submitted at meeting: copy of written comments of Tom McGowan

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS with MACK abstaining to avoid any conflict because Celebrity Las Vegas, LLC, leases this property from the Third Street Promenade, of which his brother-in-law ANDREW DONNER is the managing partner

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, explained that this matter makes certain findings of the agreement. Approval by the City Council is required before the Redevelopment Agency can take action. Staff recommends approval.

TOM MCGOWAN, Las Vegas Resident, requested a full detailed copy of all pertinent information respective of Items 2, 3, 4, 5, and 6.

NOTE: Related 4/6/2005 City Council Item 66 contains duplicate minutes.

(12:14 - 12:17)

3-417

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) AGREEMENT WITH CELEBRITY LAS VEGAS, LLC, FOR PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO COMMERCIAL BUILDING LOCATED AT 201 NORTH THIRD STREET, APN 139-34-510-049 (NOT TO EXCEED \$40,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #66 (R-35-2005) AND RDA ITEM #2]

Fiscal Impact:

☐

No Impact

Amount:

\$40,000.00

☒

Budget Funds Available

Dept./Division:

OBD/RDA

☐

Augmentation Required

Funding Source:

RDA Special Revenue Fund

PURPOSE/BACKGROUND:

Celebrity Las Vegas, LLC, has leased the building at 201 North Third Street for use as a nightclub/showroom. The building needs substantial renovations for this use, including a completely new exterior facade along with an extensive neon/animated sign package.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Commercial VIP Agreement
2. Site Map
3. Submitted at meeting: copy of written comments of Tom McGowan (filed under related Item 2)

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS with MACK abstaining to avoid any conflict because Celebrity Las Vegas, LLC, leases this property from the Third Street Promenade, of which his brother-in-law ANDREW DONNER is the managing partner

MINUTES:

NOTE: See related Item 2 for discussion.

(12:14 - 12:17)

3-417

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RESOLUTIONS:

RA-4-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND HOGS & HEIFERS OF LAS VEGAS, INC., LOCATED AT 211 NORTH THIRD STREET, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #67 (R-36-2005) AND RDA ITEM #5]

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting Hogs & Heifers of Las Vegas, Inc., with the cost of visual improvements for the restaurant/bar at 211 North Third Street. Approval will adopt findings that the Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Resolution No. RA-4-2005
2. Commercial VIP Agreement
3. Site Map
4. Submitted at meeting: copy of written comments of Tom McGowan

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS with MACK abstaining to avoid any conflict because his brother-in-law ANDREW DONNER is the managing partner for the Third Street Promenade, the proprietor of the property

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, explained that approval of this and related Council Item 67 and Redevelopment Agency Item 5 are necessary in order to provide funding to Hogs & Heifers. He noted that funding will be focused on signage improvements and that staff verified that there is a sufficient private funding match of two to one. Staff recommends approval.

NOTE: Related 4/6/2005 City Council Item 67 contains duplicate minutes.

(12:17 - 12:21)

3-501

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) AGREEMENT WITH HOGS & HEIFERS OF LAS VEGAS, INC., FOR PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO COMMERCIAL BUILDING LOCATED AT 211 NORTH THIRD STREET, APN 139-34-510-049 (NOT TO EXCEED \$40,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #67 (R-36-2005) AND RDA ITEM #4]

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$40,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source:	RDA Special Revenue Fund

PURPOSE/BACKGROUND:

Hogs & Heifers of Las Vegas, Inc., has leased the building at 211 North Third Street for use as a restaurant/bar. The building needs substantial renovations for this use, including a completely new exterior facade along with an extensive neon/animated sign package.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Commercial VIP Agreement
2. Site Map
3. Submitted at meeting: copy of written comments of Tom McGowan (filed under related Item 4)

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS with MACK abstaining to avoid any conflict because his brother-in-law ANDREW DONNER is the managing partner for the Third Street Promenade, the proprietor of the property

MINUTES:

NOTE: See related Item 4 for discussion.

(12:17 - 12:21)

3-501

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

1. Submitted at meeting: copy of written comments of Tom McGowan
2. Submitted after meeting: hardcopy of PowerPoint

MOTION:

REESE - Motion to ACCEPT the report - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects:

World Market Center - A total build out of 12 million square feet is now intended. This shows the success of the initial phases is substantial.

Union Park/Related Companies - Negotiations are in progress. Staff expects to come forward in the near future with an actual development agreement.

IRS Regional Headquarters/Phase II - This building is virtually complete. Staff is working with developers on a number of issues relative to temporary parking and other matters supporting this project and the Southern Nevada Water Authority building. Temporary parking is being provided on the north end of the 61 acres.

L'Octaine Apartments - Streetscaping is underway. They are focusing efforts on marketing and leasing the ground floor retail space. Anticipated to open soon.

juhl (CityMark) - Staff intends to bring forward an accelerated schedule of performance that will allow commencement of project sooner.

REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

MINUTES - Continued:

Holsum Bread Lofts - Recently held an opening to celebrate the opening the Herman Miller facility.

Related/Cherry Clark Avenue, LLC (Bulldog site) - Staff working on the issue of structuring a more affordable package. However, state law requires prevailing wage if more than \$100,000 of RDA funds are allocated. Condominium developers are experiencing issues with the high run up on constructions costs. A final proposal is expected within the next two weeks.

Fifth Street School - Moving forward. Staff recently learned that the art gallery is not coming in. Therefore, staff is developing a plan with how to move forward with this site.

Entertainment District - Staff is looking at ways to add more features to the streetscape to make it more of a district orientation. The recently adopted strategy is realizing success. Two high-profile clubs expressed an interest in coming into the Entertainment District.

601 East Fremont Street - The project is under Exclusive Negotiating Agreement (ENA) with very experienced developer from South Florida. Staff completed the draft Development Agreement and is confident that a final Development Agreement will be ready soon. The emphasis now is on development of the space fronting Fremont Street for club space, with the condominium tower to follow.

Stella Lake Office (FBI) Project - A building permit was issued, and the project is under construction.

RLT Corp. Office/Training Center - The project has received building permits. Staff intends to bring an item forward for the acquisition of the property needed to widen Martin Luther King.

Urban Chamber of Commerce - Redesign of the project has been completed. The project is moving forward.

Expertise School of Beauty - Project moving forward. Approval of the SBA 504 funding package is pending.

Foundation for an Independent Tomorrow - ENA was approved recently for this non-profit training organization, which is asking to move forward with the Disposition and Development Agreement so that fundraising can be done for development of the facility. The property will be held in escrow until the funds are raised to move forward.

Edmond Town Center - The developer is in full compliance with the agreement. Vertical construction is underway. Staff is holding discussions with the principals on the tenants, in particular the Von's space.

1501 N. Decatur - ENA recently entered into for this project. The developer has met the deadline of an earnest money deposit, as well as related financial information. Negotiations on a development agreement are moving forward.

Las Vegas Arts District - Federal government expected to approve this month the applications submitted for new markets tax credits. Staff is continuing to work on the public sculpture and an appropriate site.

REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

MINUTES - Continued:

Soho Lofts - Construction is at the fifth level and moving forward rapidly.

Symayof Group Properties, LLC - ENA was recently approved for 180 days with this very experienced developer, who has requested the Agency to negotiate a final development agreement as soon as possible to accelerate the project.

Liberty Tower - Pre-sales doing well.

The Summit - The developer is very experienced and this may be one of the most successful projects of its kind. It will be the tallest building in the City with a strong name affiliation.

Renaissance Towers - Developer has applied for permits for a sales trailer. Groundbreaking expected soon.

Streamline Tower - Project is moving forward and permits are being pulled.

The Block (Entertainment District) - Commercial Visual Improvement Plans (VIPs) recently approved for the signage. This will bring four new entertainment and food venues into the downtown area.

Beauty Bar - Recently received approval from the Cosmetology Board to do manicures and to serve liquor. This is the fourth location of its kind in the United States.

Allure towers - Moving along successfully and has submitted request for tax increment finance assistance, which staff is evaluating.

Newport Lofts - Project has received financing and is ready to go.

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes, requesting a copy of the master plan for the Entertainment District and the minutes of the meetings where the master plan was adopted.

(12:21 - 12:38)

3-632

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes.

(12:38 - 12:40)

3-1233

BEATRICE TURNER, West Las Vegas resident, said that she is not satisfied with the tent on "F" Street and Wilson. She hopes the County has a plan, and she could not believe that the Health Department has not addressed it. She advised that the Council should have visited Madison Terrace when they attended the groundbreaking ceremony for the Frank Hawkins project to see the horrible conditions in which those people live. People should not be permitted to live under those conditions. She also objected the way in which some of the members of the Council are announcing the criminal backgrounds of some of the work card appellants. She thought that was confidential.

(12:40 - 12:43)

3-1301

DOROTHY BARNES objected to the name Hogs and Heifers. She is glad the cow at the Holly Cow is gone.

(12:43 - 12:45)

3-1402

JERRY M. NEAL, Secretary for the Marble Manor Resident Council, referred to the newspaper article "Mired in Mold" of 2/28/2005 about the bad mold conditions in some family developments. According to the article, the Housing Authority has \$3 million to relocate families that live in mold infested units. MR. NEAL has offered a solution to the Housing Authority, but they continuously respond that nothing can be done. He requested the Council look into this issue before someone dies.

(12:45 - 12:48)

3-1472

THE MEETING ADJOURNED AT 12:48 P.M.

Respectfully submitted:



REDEVELOPMENT AGENCY MEETING OF: APRIL 6, 2005

MINUTES - Continued:

May 23, 2005

Barbaro Jo Ronemus, Secretary